

Village of Salado
Salado Municipal Building
301 N. Stagecoach
Salado, Texas
Minutes of Special Meeting of Board of Aldermen
September 18, 2017

The Board of Aldermen meeting was called to order at 5:30 p.m. by Mayor Skip Blancett.

Board Members Present: Mayor Skip Blancett, Mayor Pro-tem Fred Brown, Aldermen Andy Jackson, Frank Coachman, Amber Dankert, and Michael McDougal.

Staff Present: Village Administrator Don Ferguson and City Secretary Cara McPartland

Workshop

- (A) Discuss and consider issues relating to the proposed lease agreement between the Village of Salado and the Salado Chamber of Commerce. (*Village Administrator*)

Village Administrator Ferguson advised that monthly lease payments to the Chamber are anticipated to decrease in May 2019 when the Chamber is no longer making monthly loan payments. He highlighted certain conditions included in the 3-year sublease agreement, including requiring approval from tenants should any improvements be considered. Discussion among staff, board, and Chamber representative David Swarthout included modifying the agreement's commencement date; inclusion of language to reflect the aforementioned decrease in future monthly payments; specific current operating costs; desire of Chamber to maintain its vendor relationships; visitor's center office/staffing arrangements, termination clause; use of Hotel Occupancy Tax (HOT) funds; need to develop, approve, and implement a marketing plan for HOT fund expenditures; HOT audit/accounting procedures; Village cost sharing of certain operating/utility expenses, including in-kind staffing arrangements; and competitiveness of monthly rental rate.

- (B) Discuss and consider issues relating to the proposed Fiscal Year 2017-2018 Village of Salado Budget. (*Village Administrator*)

Village Administrator Ferguson stated the proposed Budget is rather flat and partially funded with an effective tax rate that is lower than the current tax rate. Discussion addressed certain line items, including special projects, as well as regional funding partnerships, and a city-wide communication system. Alderman Jackson noted a subtotal correction. Village Administrator Ferguson stressed the proposed budget is extremely conservative in revenue/expenditures and advised of upcoming budget-related board actions.

- (C) Discuss and consider prioritization of the proposed Fiscal Year 2017-2018 Goals and Priorities for the Village of Salado. (*Village Administrator*)

Village Administrator Ferguson offered various prioritization options and the board agreed to send its rankings to him early next week to be used as a basis for discussion and action during the October 5th meeting. Mayor Blancett spoke on possible subject matter for the October newsletter. Administrator Ferguson stated a brief meeting will be needed next week and agreement was reached to hold a Special meeting on September 28, 2017 at 5:30 p.m.

(D) Discuss and consider issues relating to nuisances in the Village of Salado. (*Alderman Michael McDougal*)

Alderman McDougal spoke of issues with a large pile of rocks placed on a specific property. Discussion addressed the need for development of an ordinance to deal with such nuisances; enforcement of ordinances; authority of homeowner/property owner associations to enforce deed restrictions; the Village's lack of jurisdiction over deed restriction enforcement; complaint-based enforcement; ability of the Village to adopt ordinances that are more (or less) restrictive than deed restrictions; problems with selective enforcement; code enforcement training for Salado Police officer(s); scheduling of a joint workshop with Mill Creek Community Association; and revised building permit procedures to enhance compliance.

Village Administrator Ferguson advised that Public Arts League of Salado (PALS) has requested approximately \$4,000 in funding assistance, which may be allocated from a certain percentage of HOT funds dedicated for arts-related events. Discussion favored establishing an application form and procedures for allocation of HOT funds. Additional discussion addressed allowing for community input via quarterly town hall meetings hosted by Mayor Blancett.

Adjournment

Hearing no further business, Mayor Blancett called the meeting adjourned at 6:54 p.m.

Recorded by:

Cara McPartland
Cara McPartland

These minutes approved on the 28th of September, 2017.

APPROVED:

Skip Blancett
Skip Blancett, Mayor

ATTEST:

Cara McPartland
Cara McPartland, City Secretary

